

Brentwood Conservation Commission  
Minutes, meeting of 6/12/2013

The meeting was called to order at 7:05 PM by Rob Wofchuck, chair. Present were members Jody Kaufman and Emily Schmalzer. Alternates Reid Bunker and Jeff Donald were accorded voting rights (Wofchuck made motion and Kaufman seconded) by universal consent.

The April and May minutes were approved (motion made by Bunker and seconded by Kaufman); Schmalzer abstained on the May minutes because she missed the meeting.

**The Rowell Road West stormwater project** is basically finished. Len Lord of RCCD will put a sign near the river landing warning people to use it at their own risk. Some of the willows planted over the dead Christmas trees did not survive; Len Lord plans to replace them perhaps on Tuesday 6/25, and hopefully with a little citizen's assistance. The easement is still on hold because concerns with the Wilson's mortgage holders.

Separately, Wofchuck mentioned the little memorial park for Brie Dillon was completed by the Dillons and volunteers and is very lovely.

**Two of the WRP projects** that have been approved are still in limbo. The church's title is still not clear, and a right of way needs to be established accessing the Ahlgrin property.

**Wayne Morrill from Jones and Beach Engineers** joined us to present a plan to build a second warehouse on a lot on Rte. 27, east of the Castles, number 204.003 on the tax map. Please note the old tax lot numbers were used on the agenda and on the plan submitted to the Commission. The lot is 19.69 acres in size, long in the north/south direction. The land is extremely marshy, but there is a little ridge extending back from the road which is dry, leading to a small patch on the eastern boundary which is buildable. On 6/10/2002 a plan was approved by the zoning board of adjustment to build a house on the lot; this was not carried out to date. Now the owner would like to change the use of the back area from residential to a commercial building with parking in the same spot. This would entail a larger parking lot (8 spaces) as well as some kind of retention pond. There are significant impacts to the wetland buffers although Mr. Morrill has managed to design the site so that there is no wetland buffer impact to Hydric A soils. Permeable pavement is not an option because of the height of the water table. We plan to meet at the site on Wednesday July 10 at 6 PM with Mr. Morrill, and then to discuss the situation afterward at our scheduled meeting.

**Windy Brook Easement monitoring** last year done from the air by Southeast Land Trust of NH (SELT) revealed a number of possible encroachments on the easement. Chairman Wofchuck and SELT's Deborah Goard went this spring on foot to try to

confirm these findings during the 2013 easement monitoring process. There were several outbuildings and play structures in question that were photographed. There also were instances of grass being mowed in the easement extending lawn area. Rob and Deborah were unable to find a single granite or metal marker, despite Jones and Beach having certified that they had done so when the development was first established. A motion was proposed by Wofchuck and seconded by Donald to write to the Selectmen on this: specifically to say that there are several probable encroachments on the town's easement which is owned by the Windy Brook Homeowners Association and to request that they take some kind of action to remedy the situation on their land. This was seconded by Kaufman and passed unanimously. Apparently the homeowners association is no longer active. A bill from the Land Trust of \$326.95 for their work was presented and motion made to pay the bill (Donald and Kaufman seconded) and this was approved to be paid.

The committee approved a bill of \$74 to reimburse Rob for the two tubs of ice cream served at the cookout after the spring cleanup. Motion made by Bunker and seconded by Schmalzer.

The DES is breathing down Rob's neck for easement reports from last year. He requests that people who monitored the relevant parcels do their filing.

The meeting was adjourned at 8:45. We will reconvene July 10 at 6 PM at lot 204.003, then continue our meeting at the town hall.

Respectfully submitted,  
Emily Schmalzer June 14, 2013